

Executive Summary Report

Characteristics Based Market Adjustment for 2000 Assessment Roll

Area Name / Number: Green Lake / 43

Last Physical Inspection: 1998

Sales - Improved Analysis Summary:

Number of Sales: 419

Range of Sale Dates: 1/98 through 12/99

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
1999 Value	\$88,300	\$150,400	\$238,700	\$281,700	84.7%	16.46%
2000 Value	\$102,400	\$172,100	\$274,500	\$281,700	97.4%	15.77%
Change	+\$14,100	+\$21,700	+\$35,800		+12.7%	-0.69%
%Change	+16.0%	+14.4%	+15.0%		+15.0%	-4.19%

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -0.69% and -4.19% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. Multi-parcel sales, multi-building sales, mobile home sales, sales of new construction where less than a fully complete house was assessed for 1999, and sales where the 1999 assessed improvements value was \$10,000 or less were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1999 Value	\$90,100	\$149,100	\$239,200
2000 Value	\$104,500	\$172,100	\$276,600
%Change	+16.0%	+15.4%	+15.6%

Number of improved 1 to 3 family home parcels in the population: 3606.

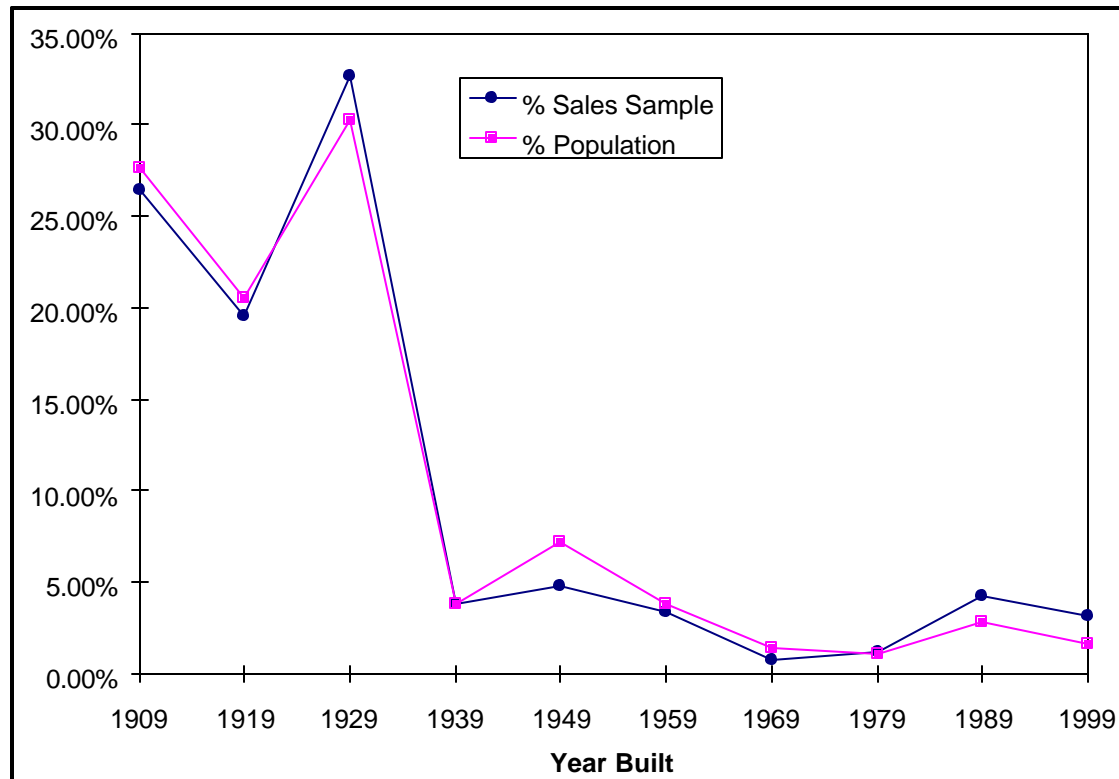
The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 1999. Also, parcels with a 1999 assessed improvements value of \$10,000 or less were excluded.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The results showed that including variables for year built, subarea, building grade, condition and full brick or stone exterior improved uniformity of assessments throughout the area. For instance, 1999 assessment ratios (assessed value/sales price) of houses built prior to 1910 and those in subarea 9 were significantly lower than the average, and the formula adjusted the assessed values of these parcels upward more than others. Conversely, houses built in the 1990's, those of building grade 9 or 10, those in "very good" condition and those with 100% brick or stone exterior were higher than others, so the formula adjusts those upward less than others. There are no waterfront properties in this area.

Mobile Home Analysis: There are no mobile home parcels in this area.

Comparison of Sales Sample and Population Data by Year Built

Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1909	111	26.49%	1909	997	27.65%
1919	82	19.57%	1919	740	20.52%
1929	137	32.70%	1929	1091	30.26%
1939	16	3.82%	1939	137	3.80%
1949	20	4.77%	1949	258	7.15%
1959	14	3.34%	1959	136	3.77%
1969	3	0.72%	1969	49	1.36%
1979	5	1.19%	1979	37	1.03%
1989	18	4.30%	1989	103	2.86%
1999	13	3.10%	1999	58	1.61%
	419			3606	

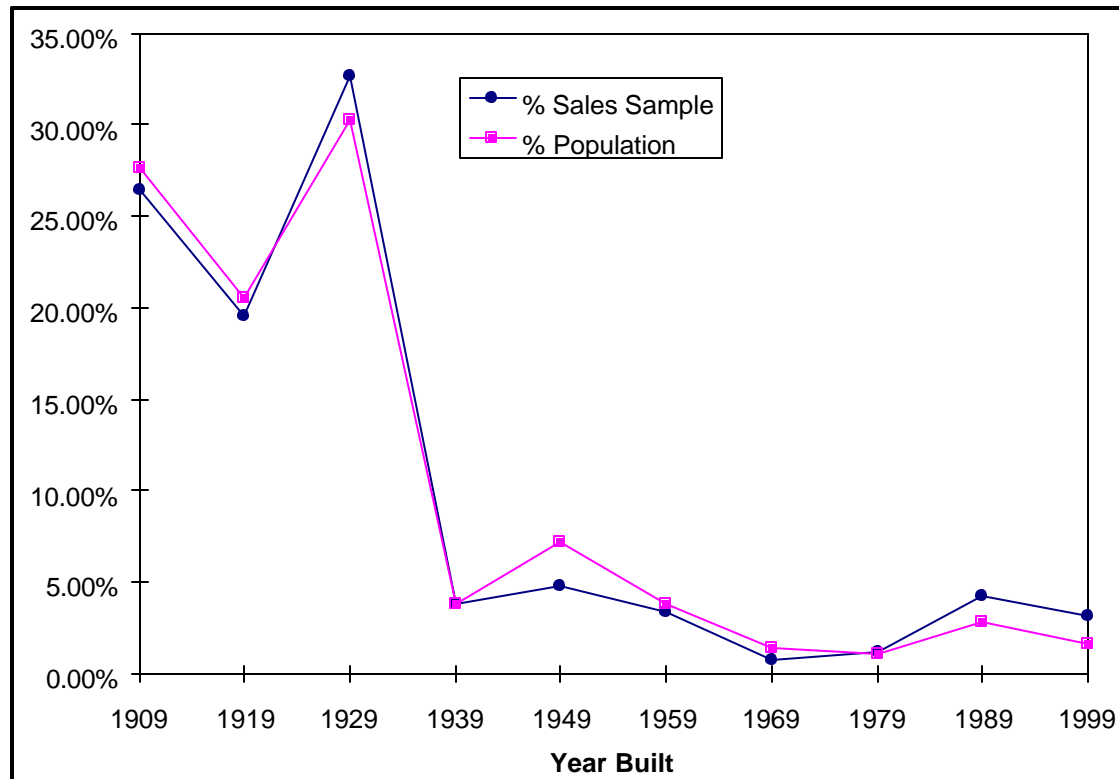


The sales sample is adequate for reliable analysis in this category. Variance in assessment levels by year built were addressed by Annual Update.

Comparison of Sales Sample and Population by Above Grade Living Area

Sales Sample		
Year Built	Frequency	% Sales Sample
1909	111	26.49%
1919	82	19.57%
1929	137	32.70%
1939	16	3.82%
1949	20	4.77%
1959	14	3.34%
1969	3	0.72%
1979	5	1.19%
1989	18	4.30%
1999	13	3.10%
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	3606	

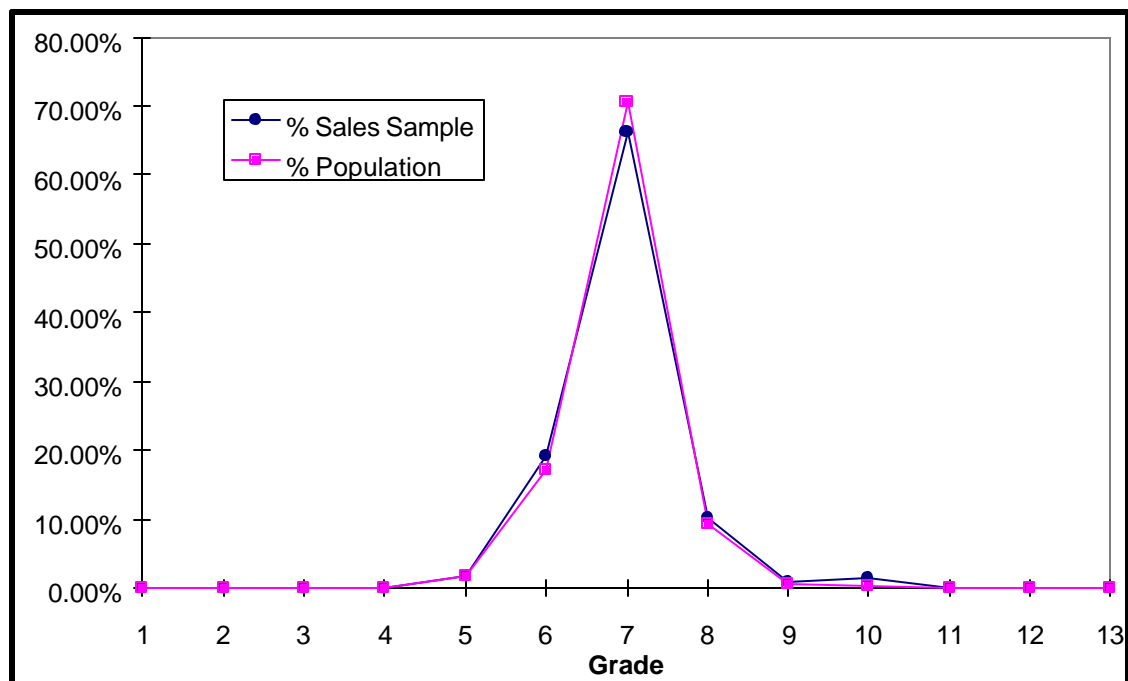


The sales sample is adequate for reliable analysis in this category. Variance in assessment levels by year built were addressed by Annual Update.

Comparison of Sales Sample and Population by Grade

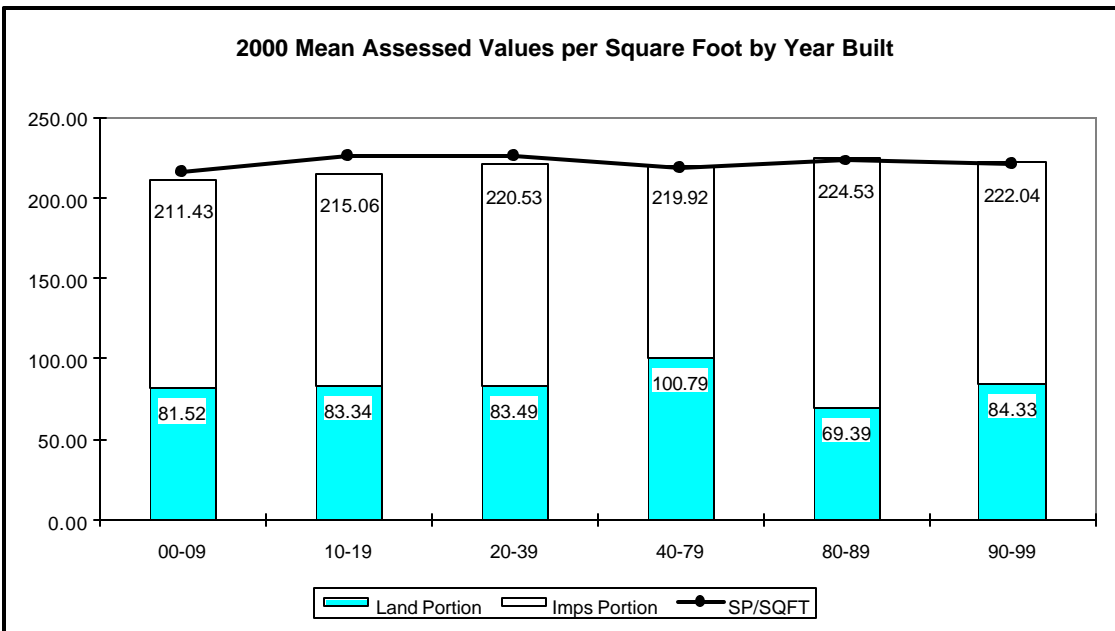
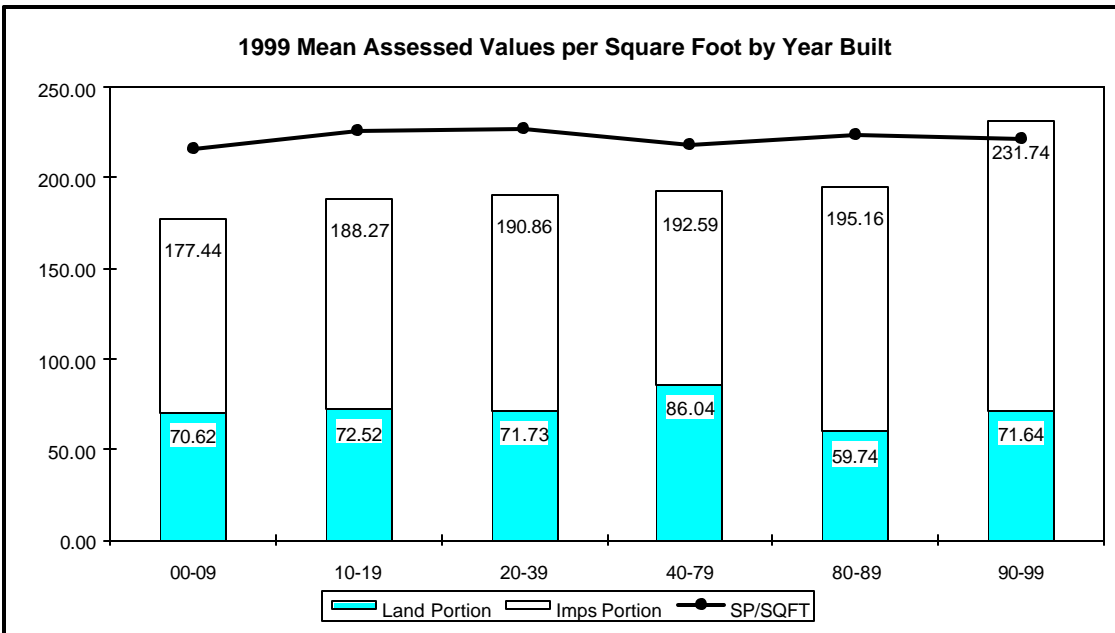
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.91%
6	81	19.33%
7	277	66.11%
8	43	10.26%
9	4	0.95%
10	6	1.43%
11	0	0.00%
12	0	0.00%
13	0	0.00%
419		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.03%
5	67	1.86%
6	621	17.22%
7	2542	70.49%
8	339	9.40%
9	27	0.75%
10	8	0.22%
11	1	0.03%
12	0	0.00%
13	0	0.00%
3606		



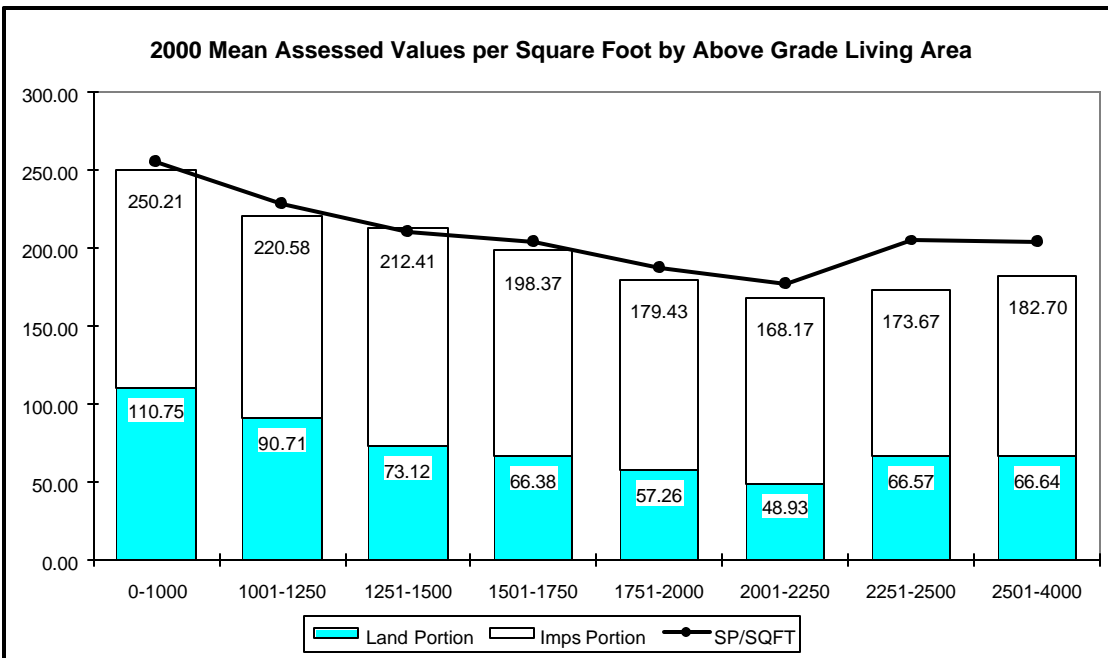
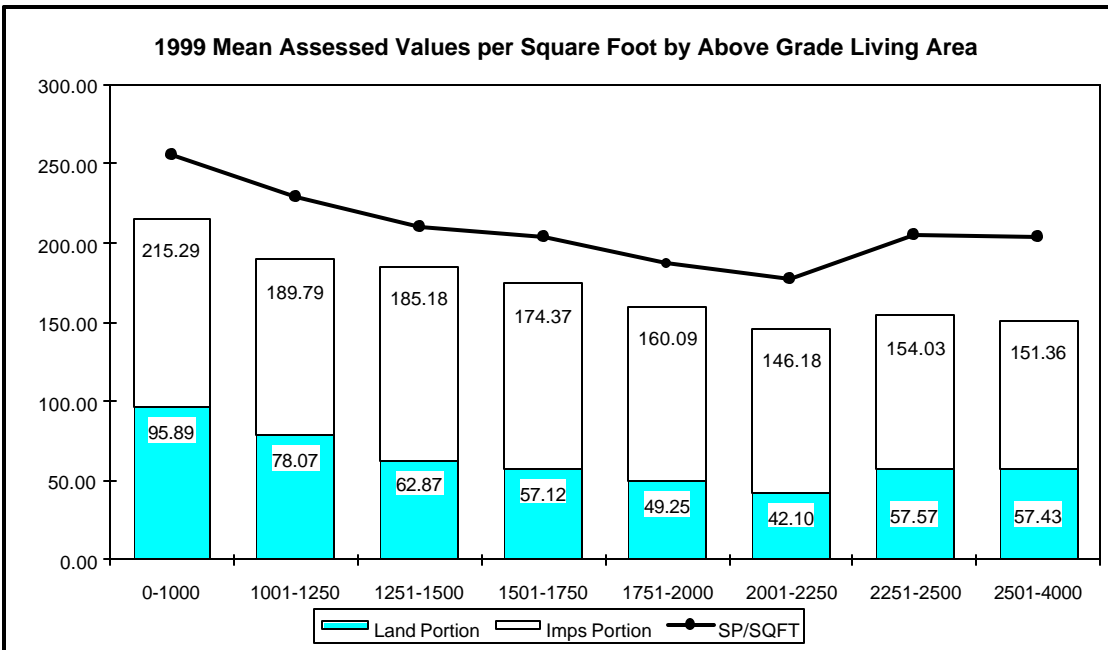
Grades 4 & 11 are not represented in the usable sales sample, but there is only one each in the population. Variation in assessments by Grade was addressed in Annual Update.

Comparison of Dollars Per Square Foot by Year Built



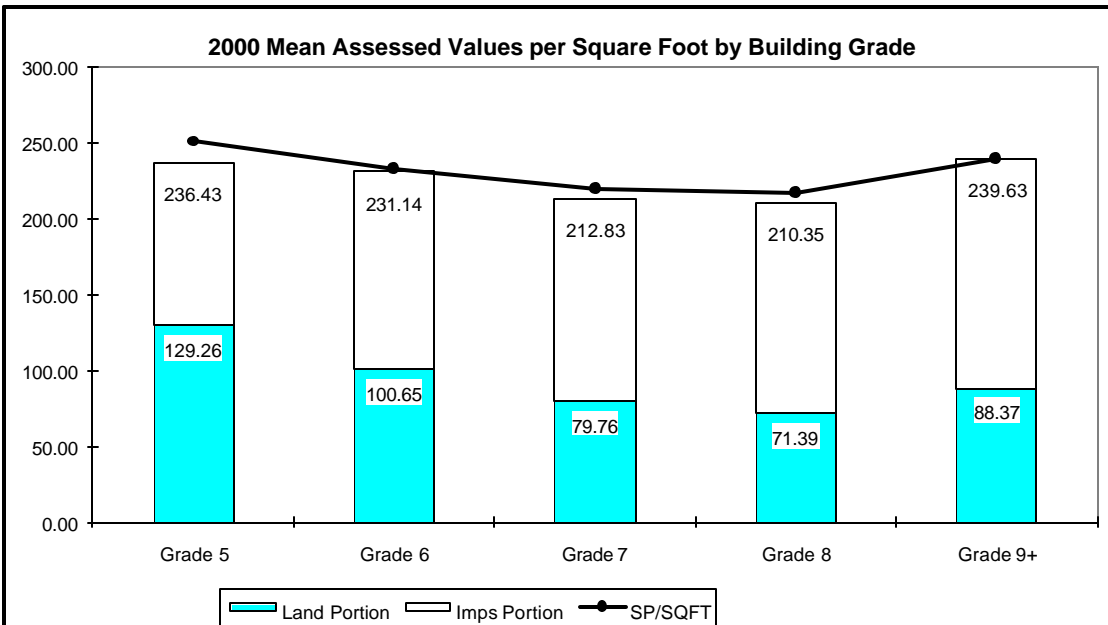
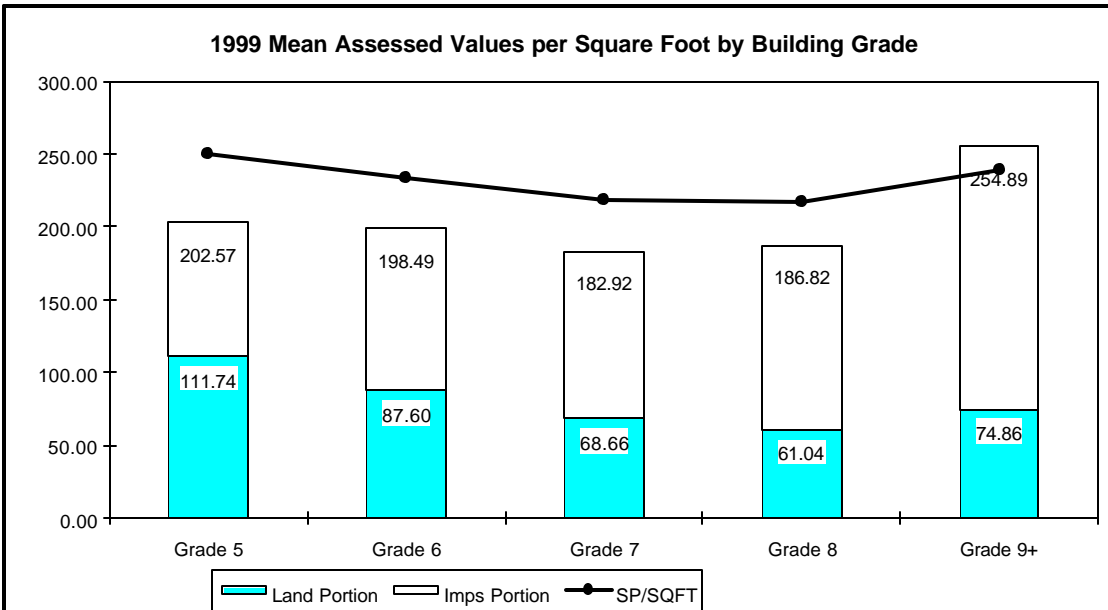
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of Dollars Per Square Foot by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. There are only 8 sales of greater than 2250 SF. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of Dollars Per Square Foot by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. There are only 8 sales of grade 5's. The values shown in the improvement portion of the chart represent the value for land and improvements.